

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	_____	(Y/N)
ADOPTED AS AMENDED	_____	(Y/N)
ADOPTED W/O OBJECTION	_____	(Y/N)
FAILED TO ADOPT	_____	(Y/N)
WITHDRAWN	_____	(Y/N)
OTHER		

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1 Committee/Subcommittee hearing bill: Local Administration &  
 2 Veterans Affairs Subcommittee  
 3 Representative Borrero offered the following:

**Amendment (with title amendment)**

Remove lines 99-228 and insert:

7 (7) To ensure a uniform process for new development, each  
 8 local government with \$10 million or more in total revenue must  
 9 adopt residential infill development standards in its land use  
 10 regulations by January 1, 2023, and each local government with  
 11 \$10 million or more in total revenue after July 1, 2022, must  
 12 adopt residential infill development standards in its land use  
 13 regulations within 18 months after reaching the \$10 million  
 14 revenue threshold. The residential infill development standards  
 15 must be considered in local decisionmaking. A local government  
 16 may adopt its own residential infill development standards or

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17 may use the guidelines set forth in paragraphs (b) and (c) in  
18 developing its standards. All residential infill development  
19 standards must provide that a residential infill development  
20 project that is within an area that has a basin management  
21 action plan adopted pursuant to s. 403.067 must comply with the  
22 water quality standards established in such basin management  
23 action plan.

24 (a) A residential infill development is an important  
25 component and useful mechanism for a local government to promote  
26 redevelopment and revitalization. A residential infill  
27 development is not intended to promote the premature subdivision  
28 of land which exceeds the average densities of the immediate  
29 vicinity and produces excessively smaller lots than those found  
30 on surrounding parcels, but should consider the current land  
31 development patterns within the immediate vicinity. Residential  
32 infill developments are intended to aid in the revitalization of  
33 existing communities by encouraging consistent and compatible  
34 redevelopment and to promote reinvestment in established  
35 neighborhoods and cure blighted parcels. For purposes of this  
36 subsection, a residential infill development is an area  
37 consisting of a development or subdivision of land designated as  
38 such by a local government wherein the dimensional requirements  
39 of the land use district are relaxed and the local government  
40 review process is expedited.

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41 (b) Local governments must use the following guidelines in  
42 developing the residential infill development standards:

43 1. The size of the land development or subdivision may be  
44 below the minimum dimensional requirements of the land use  
45 category in which it is located.

46 2. A residential infill development may not exceed the  
47 maximum allowable density established by the local government's  
48 comprehensive plan.

49 3. A residential infill development area must be located  
50 in an area with a defined development pattern.

51 4. A residential infill development area must be located  
52 within one or more residential suburban or residential low land  
53 use districts.

54 5. A residential infill development area must be located  
55 in an area with sufficient services to avoid future public  
56 service deficiencies. A local government, in reviewing an  
57 application for a residential infill development, shall consider  
58 the availability of schools, public water, public sewer, road  
59 capacities, law enforcement protection, fire protection,  
60 emergency medical service, and reasonable proximity to public  
61 parks.

62 6. A residential infill development may be allowed on a  
63 parcel that is adjacent to similar development.

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64 7. Lots within a residential infill development must be at  
65 least as large as the average lot size in the immediate  
66 vicinity.

67 8. Building setbacks may be greater than or equal to the  
68 average building setback found on abutting parcels. Building  
69 setbacks may also be consistent with the dimensional  
70 requirements of the land use district as specified in the local  
71 government's land development code.

72 9. If a residential infill development abuts a roadway  
73 stub-out, the new roadways built must connect to the roadway  
74 stub-out.

75 10. Stormwater retention facilities within a residential  
76 infill development may not be constructed to degrade or  
77 adversely affect the existing character of the immediate  
78 vicinity.

79 11. A residential infill development may not be larger  
80 than 120 acres. Developments shall not be phased or  
81 incrementally expanded with the intent to circumvent the acreage  
82 limit.

83 12. Building types within the residential infill  
84 development may only include types that exist on any parcel in  
85 the immediate vicinity, but may not include mobile homes.

86 (c) Each local government must adopt guidelines to be used  
87 by applicants seeking designations as residential infill  
88 developments. The guidelines must provide procedures for the

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89 review of applications. The guidelines must require that the  
90 applicant:

91 1. Consider whether the residential infill development  
92 recognizes the surrounding pattern of development and whether  
93 the residential infill development is contrary to the density  
94 and dimensional requirements of land tracts that abut the  
95 development.

96 2. Consider the surrounding pattern of development,  
97 including existing road layout, densities, lot sizes, and  
98 setbacks of parcels and developments that abut the subject site.

99 3. Confirm the following in the designation application:

100 a. The residential infill development connects or will  
101 connect to central water and sewer.

102 b. Law enforcement for the local jurisdiction has no  
103 objection to the residential infill development.

104 c. The average response time of the local government  
105 fire and emergency medical services and that area of  
106 the residential infill development is within the  
107 average response times.

108 d. At least one park or playground is located within 2  
109 miles of the residential infill development.

110 e. The schools serving the area of the residential  
111 infill development have sufficient capacity for the  
112 residential infill development or concurrency  
113 provisions have been made to ensure adequate capacity.

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114 f. The roads within the residential infill development  
115 will be constructed to conform with the existing  
116 roadway network found in the immediate vicinity. New  
117 roads will be required to connect to stub-outs that  
118 were originally constructed to connect new development  
119 with existing developments.

120 g. The sidewalks within the residential infill  
121 development will be installed along one side of  
122 collector and arterial roads when existing sidewalk  
123 infrastructure is located within 100 feet of the  
124 development.

125 h. Minimum lot sizes will be determined by the average  
126 lot size of parcels in the immediate vicinity or at  
127 least 5,500 square feet, whichever is greater.

128 i. Infill development will be either determined by the  
129 dimensional requirements established for the land use  
130 district in which the site is located or determined by  
131 the average setback and height of existing structures  
132 on parcels in the immediate vicinity.

133  
134 (d)1. A local government may not approve a deficient  
135 application as a residential infill development. Where  
136 deficiencies exist, the applicant bears the burden to prove the  
137 benefits of the residential infill development outweigh the  
138 deficiencies in services.

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139       2. A local government may not deny an applicant's request  
140 for designation as a residential infill development if the  
141 applicant has complied with the development standards of this  
142 subsection.

143       (e) An applicant may appeal a denial of an application  
144 through an administrative appeal. The local government must  
145 render a decision within 30 days after receiving the  
146 administrative appeal. If the local government fails to issue a  
147 final decision within 30 days, the application is deemed  
148 approved.

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151                   **T I T L E   A M E N D M E N T**

152       Remove lines 12-20 and insert:  
153       by certain local governments in developing residential  
154       infill development standards; requiring certain local  
155       governments to adopt guidelines to be used by  
156       applicants seeking areas to be designated as a  
157       residential infill development; prohibiting a local  
158       government from approving deficient applications;  
159       prohibiting a local government from denying  
160       applications if the applicant has complied with the  
161       regulations; authorizing the process for applicants to  
162       appeal application denials; providing timeframes for a  
163       local government to issue a final decision;